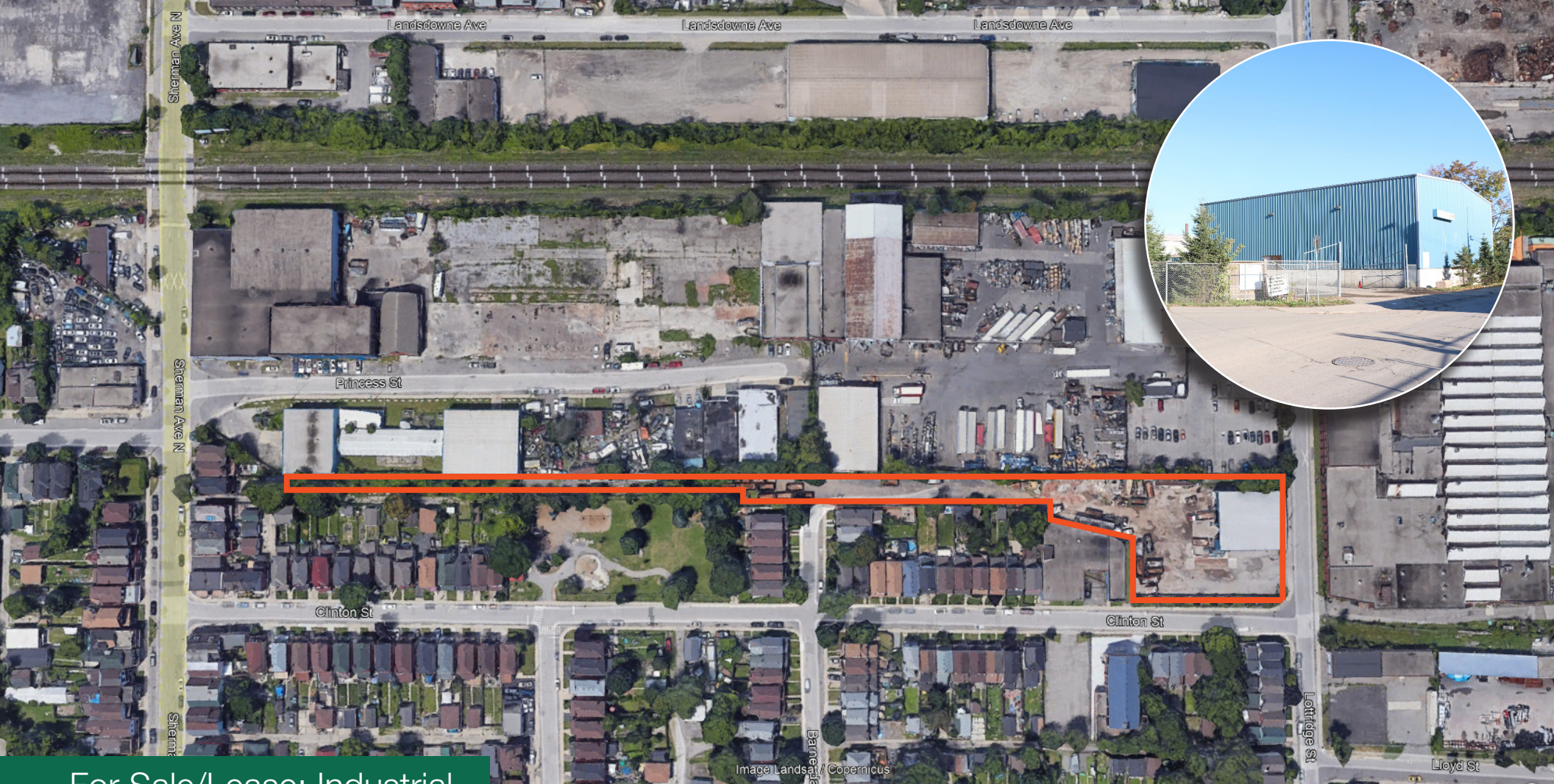




For Sale/Lease: Industrial

217 Lottridge Street, Hamilton

5,600 SF Industrial Building on 1.51 Acres

Lennard:

Here is where your business will *grow*.

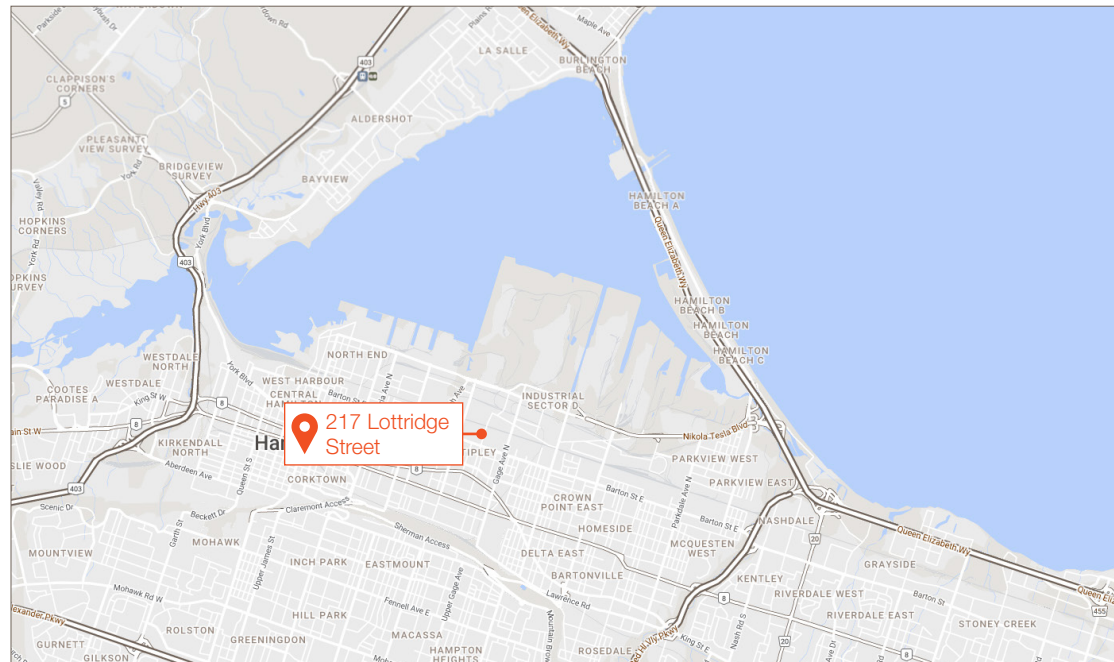
 **BLAIR
BLANCHARD
STAPLETON**

217 Lottridge Street

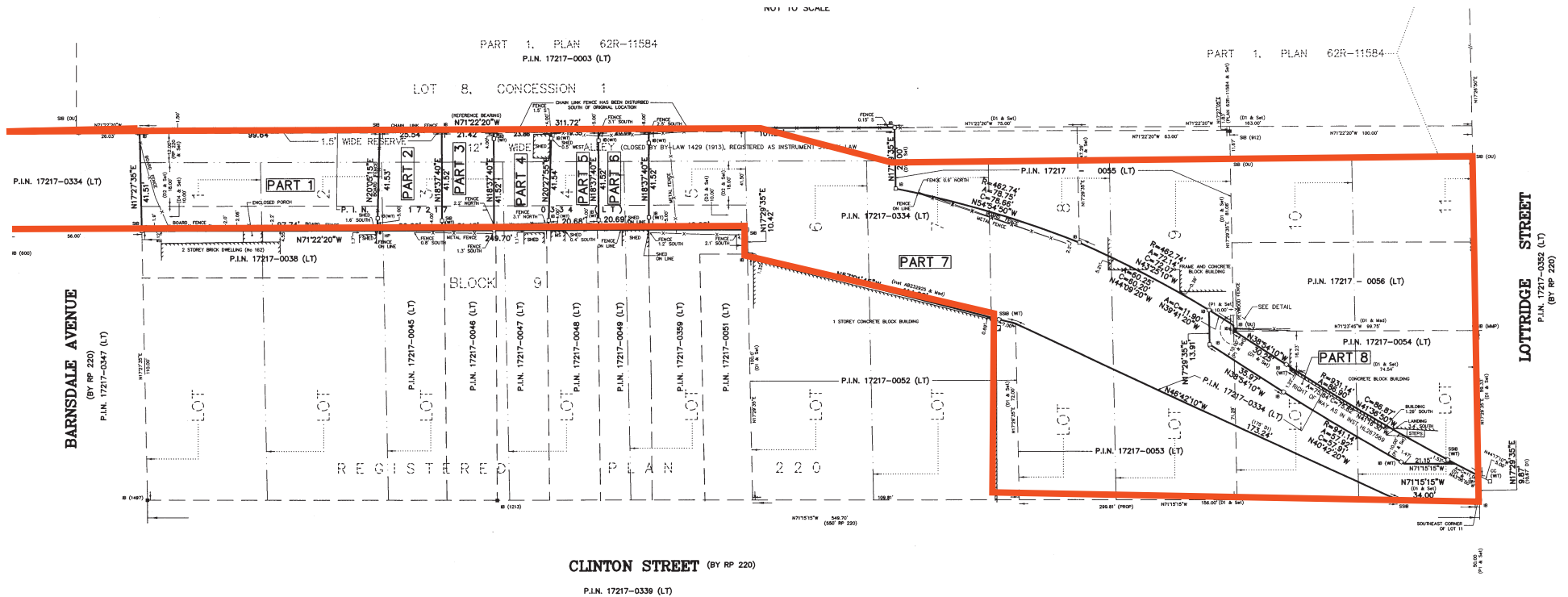
	Size		Clear Height		Asking Price (Sale)
	5,600 SF		18'		\$2,688,000
	Office (Trailer)		Shipping		Asking Price (Lease)
	500 SF		3 Drive-in Doors		\$8,000 per month
	Site		Zoning		Taxes
	1.51 acres		M6		\$16,404.63

Property Highlights

- Great small industrial property that would make a great contractor's yard or landscaper's yard
- Building is unheated
- Well located and allows for many uses
- Outdoor Storage permitted
- A restrictive covenant will be registered on title not allowing: Waste (processing facilities and waste transfer facilities)



Survey (Partial)

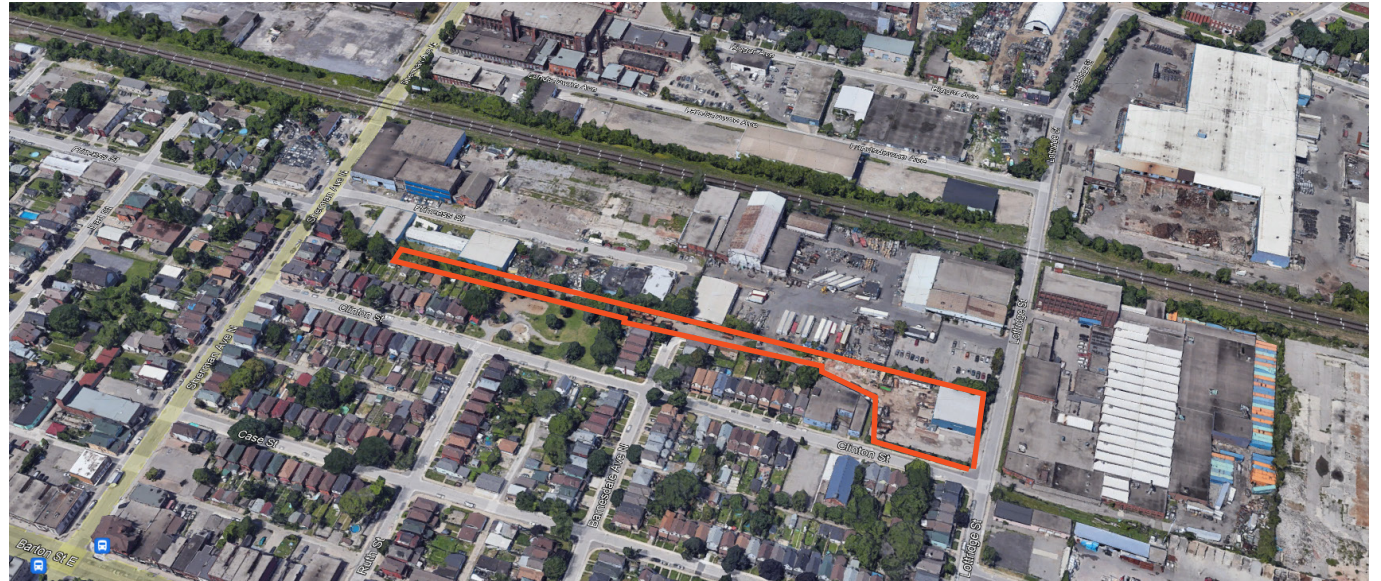


Lennard:

Lennard:



217 Lottridge Street



Lennard:

217 Lottridge Street

Uses Permitted (Official Plan)

- Manufacturing
- Warehousing
- Repair service
- Building or contracting supply establishments
- Building and lumber supply establishments
- Transport terminals
- Research and development
- Communication establishment
- Private power generation
- Dry cleaning plants
- Salvage/Storage yards
- Motor vehicle repair and wrecking
- Hotel
- Fitness Center
- Financial Establishment
- Restaurant
- Personal Services
- Motor Vehicle Service Station
- Retail Establishment
- Labour Association Hall
- Conference/Convention Centre
- Trade school
- Commercial parking facility
- Commercial motor vehicle and equipment sales
- Commercial and Rental Establishment
- Office Uses (Limited)
- Agricultural Uses (Limited)
- Waste (processing facilities and waste transfer facilities)
- Retail (Accessory Use)
- Office (Accessory Use)

Uses Permitted (Zoning)

- Alcohol Production Facility
- Aquaponics
- Artist Studio
- Building and Lumber Supply Establishment
- Building or Contracting Supply Establishment
- Cannabis Growing and Harvesting Facility
- Commercial Motor Vehicle Sales, Rental & Service Establishment
- Commercial Parking Facility
- Communications Establishment
- Conference or Convention Centre
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop
- Equipment and Machinery Sales, Rental & Service Establishment
- Financial Establishment
- Greenhouse
- Hotel
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Manufacturing
- Medical Clinic
- Motor Vehicle Collision Repair Establishment
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Office
- Personal Services
- Private Power Generation Facility
- Production Studio
- Repair Service
- Research and Development Establishment
- Restaurant
- Surveying, Engineering, Planning or Design Business
- Trade School
- Tradesperson's Shop
- Transport Terminal
- Transportation Depot
- Warehouse

Lennard:

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage and Blair Blanchard Stapleton, Brokerage.